

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, August 15, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton; Messrs. Bragg, Economos, Farmer, & Stuber

Absent: Ms. Vannoy, Messrs. Mitch & Rosatone

Staff: Lance Grable Director, B C Office of Planning and Redevelopment  
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment  
Susan M. Jamery Senior Administrative Assistant  
Frank Vescio Planning Assistant/GIS Coordinator  
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Katie Staudenmeier, of BC Conservation District

#### **Approval of previous meeting minutes**

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the July 18, 2017 meeting. Motion carried unanimously.

#### **OLD BUSINESS**

##### **Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report.

Floodplain – Nothing to report.

Ohio River Trail – Nothing to report.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – On 7-25-17 Invoice # 16002-11 was received and processed for payment. On 7-27-17, Jill Gaito sent Joe West a copy of the Quarterly Report that was due to Patricia Corbett, US EPA, Region III by July 30<sup>th</sup>.

GIS Update – Frank and Dan continue updating the building footprints for the entire county.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

BC Hazardous Mitigation Update – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Ohio River Regional Partnership – Nothing to report.

Transportation – On 7-21-17 The BCPC received an email from SPC regarding SPC Long Range Plan *Update*. On 8-2-17 Joe and other County Officials met with SPC and PennDot officials to discuss potential transportation needs associated with the Cracker Plant development. On 7-28-17 the OPR received an email pertaining to a workshop to be held at SPC on 8-24-17 concerning traffic signaling funding opportunities. Note: email was sent at to BCPC Board members on 7-31-17.

CCBC Housing – Nothing to report.

#### **NEW BUSINESS**

##### **Development**

##### **Subdivisions for Review and Report (Major)**

Bluffs Subdiv #1	Kellar-Henschel Pl	SPC Realty Consol Pl	Shell Chemical Pl #3	Ketterer Resub
Center Twp 4 Lots	Economy Boro 3 Lots	New Brighton Boro 7 Lots	Potter Twp 6 Lots	Rochester Twp 3 Lots

After staff's review, a motion was made by Mr. Economos and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

##### **Subdivisions for Review and Report (Minor)**

Bluffs Subdiv #2	Shane Manor Pl #5	Smith & Gardner Subdiv	Young/Muron Consol Pl
Center Twp	Greene Twp	New Sewickley Twp	New Sewickley Twp

After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

### **Proposed Land Developments**

Center Twp – Beaver Valley Office Development LD - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to Center Township. Motion carried unanimously.

Ohioville Boro – Pinehurst Village LD - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to Ohioville Boro. Motion carried unanimously.

### **Proposed Agricultural Security Areas**

Hanover Township - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

## **Notifications**

### **Encroachment Permits**

Big Beaver Boro – Columbia Gas of PA Inc. – Pgh International Race Complex Pipeline Installation Project

Independence Twp – MarkWest Liberty – Seibel to Smith Pipeline major modification

New Brighton Boro - Columbia Gas of PA – Pittsfield Alley Rd. Pipeline Relocation Project

New Brighton Boro – Boro of New Brighton – Harmony Avenue Storm Sewer Outfall Project

### **NPDES Permits**

Center Twp – DBC Real Estate Management LLC – Eagles Landing at Mateer Farms Project

Franklin Twp – American Transmission Systems Inc – Castlewood Substation –Frisco Substation Project

Hopewell Twp – Raccoon Reek Water Pollution Control Facility

Independence Twp – UMH Properties, Inc. – Somerset Estate MHP - NPDES Discharge Permit # PA0098094 Renewal

South Beaver Twp – Pike Business Park LLC – Permit for the Pike Business Park Project on Route 51

### **Oil & Gas Permits**

Hanover Twp – Range Resources – Appalachia, LLC – Zakutney Ruth Well Site Project

Independence Twp – Equitrans, LP – H156 Pipeline Replacement Segments 1 3, & 4A Project

New Sewickley & Economy Boro - ETP Northeast Field Services, LLC – B15 Well Connect Project

North Sewickley Twp – Columbia Gas of PA Inc. – D-1357 Pipeline Project

### **Other**

7-24-17 – FirstEnergy Generation – Determination of Applicability Submittal – FirstEnergy– Bruce Mansfield Plant– Potter Twp

## **OTHER**

### **Consistency/General Comment Letters - (Approval/Ratification)**

- Pike Business Park LLC – Pike Business Park Project – South Beaver Twp & NPDES permit (A)
- CDBG FY 2017 funded project – Darlington Boro Plumb St Storm Inlets – Darlington Boro (R)
- MarkWest Liberty – Seibel to Smith Pipeline major modification – Independence Twp & encroachment permit (A)
- American Transmission Systems, Inc – Castlewood Substation-Frisco Substation Project – Franklin Twp & NPDES permit (A)
- Columbia Gas of PA – Pittsburgh International Race Complex Pipeline Install. Project – Big Beaver Boro & encroachment permit (A)
- DBC Real Estate Management, LLC – Eagles Landing at Mateer Farms Project – Center Twp & NPDES permit (A)
- Monaca Boro – Multimodal Transportation Fund Grant – support letter (R)

A motion was made by Mr. Bragg and seconded by Ms. Charlton to accept/ratify the above letter and the motion carried unanimously.

### **Miscellaneous/Informational**

- Thank you Letter from Pearson Partners, Inc. – A letter of thanks to staff (Lance, Joe & Dan) who met with representatives of Pearson Partners, Inc. regarding the Northern Lights shopping plaza was received.

## **Adjournment**

There being no further business, Mr. Stuber made the motion to adjourn and Mr. Bragg seconded. Motion carried unanimously and the meeting was adjourned.